

MANAGEMENT CERTIFICATE FOR EDEN CROSSING PROPERTY OWNERS ASSOCIATION

The following information is being provided pursuant to Section 209.004, Texas Property Code:

1. Name of subdivision: Eden Crossing
2. Name of the association: Eden Crossing Property Owners Association
3. Mailing address: P.O. Box 780428
San Antonio, TX 78278
4. Subdivision plat information:
 - Unit 1: Volume 10, Page 78;
 - Unit 2: Volume 11, Pages 3-4;
 - Unit 3: Volume 11, Page 68;
 - Unit 4: Volume 11, Page 82;
 - Unit 5: Volume 12, Pages 22-23;
 - Unit 6: Volume 12, Pages 36-37;
 - Unit 7: Volume 12, Page 75;
 - Unit 8: Volume 12, Pages 111-112, Official Plat Records of Wilson County, Texas

Lot 12A: 1.00 acres of land according to the General Warranty Deed of record in Volume 1478, Page 576, Official Public Records of Wilson County, Texas, and more particularly described in Exhibit "A" of the Declaration of Annexation identified herein;

Lot 38A: 4.17 acres of land according to the General Warranty Deeds of record in Volume 1478, Page 552 and Volume 1478, Page 576, Official Public Records of Wilson County, Texas and more particularly described in Exhibit "A" of the Declaration of Annexation identified herein;

Lot 38A: 4.03 acres of land according to the General Warranty Deed of record in Volume 1478, Page 552, Official Public Records of Wilson County, Texas and more particularly described in Exhibit "A" of the Declaration of Annexation identified herein;

Lot 41A: 2.17 acres of land according to the General Warranty Deeds of record in Volume 1478, Page 552 and Volume 1478, Page 576, Official Public Records of Wilson County, Texas and more particularly described in Exhibit "A" of the Declaration of Annexation identified herein;

Lot 60 Addition: 0.50 acres of land according to the General Warranty Deed of record in Volume 1478, Page 576, Official Public Records of Wilson County, Texas and more particularly described in Exhibit "A" of the Declaration of Annexation identified herein; and,

Lot 131A: 0.37 acres of land according to the General Warranty Deed of record in Volume 1478, Page 552, Official Public Records of Wilson County, Texas and more particularly described in Exhibit "A" of the Declaration of Annexation identified herein.
5. Declaration information:
 - Unit 1: Declaration of Covenants, Conditions and Restrictions for Eden Crossing, A Master Planned Community, executed on April 13, 2009, recorded in Volume 1501, Page 824, Official Public Record of Real Property of Wilson County, Texas, as amended by the First Amendment to the Declaration of Covenants, Conditions and Restrictions for Eden Crossing, A Master Planned Community, executed on April 30, 2010, recorded in Volume 1554, Page 804, Official Public Records of Real Property of Wilson County, Texas

Unit 2: Declaration of Annexation for Eden Crossing Subdivision Unit 2, executed on October 24, 2011, recorded in Volume 1631, Page 257, Official Public Records of Wilson County, Texas

Unit 3: Declaration of Annexation for Eden Crossing Subdivision Unit 3, executed on July 28, 2014, recorded in Volume 1802, Page 374, Official Public Records of Wilson County, Texas

Unit 4: Declaration of Annexation for Eden Crossing Subdivision Unit 4, executed on July 27, 2015, recorded in Volume 1861, Page 393, Official Public Records of Wilson County, Texas

Unit 5: Declaration of Annexation for Eden Crossing Subdivision Unit 5, executed on December 27, 2017, recorded in Volume 2007, Page 181, Official Public Records of Wilson County, Texas

Unit 6: Declaration of Annexation for Eden Crossing Subdivision Unit 6, executed on November 15, 2018, recorded in Volume 2062, Page 535, Official Public Records of Wilson County, Texas

Unit 7: Declaration of Annexation for Eden Crossing Subdivision Unit 7, executed on July 29, 2020, recorded in Document Number 96112, Official Public Records of Wilson County, Texas

Unit 8: Declaration of Annexation for Eden Crossing Subdivision Unit 8, executed on October 20, 2021, recording in Document Number 113375, Official Public Records of Wilson County, Texas

1.00 Acres of Land, Lot 12A: Declaration of Annexation for Eden Crossing Subdivision, 1.00 Acres of Land, executed on November 27, 2013, recorded in Volume 1765, Page 724, Official Public Records of Wilson County, Texas

4.17 Acres of Land: Declaration of Covenants, Conditions and Restrictions for Eden Crossing, A Master Planned Community, executed on April 13, 2009, recorded in Volume 1501, Page 824, Official Public Record of Real Property of Wilson County, Texas

4.03 Acres of Land, Lot 38A: Declaration of Annexation for Eden Crossing Subdivision, 4.03 Acres of Land, executed on October 30, 2019, recorded in Volume 2122, Page 887, Official Public Records of Wilson County, Texas

2.17 Acres of Land, Lot 41A: Declaration of Annexation for Eden Crossing Subdivision, 2.17 Acres of Land, executed on June 7, 2012, recorded in Volume 1665, Page 429, Official Public Records of Wilson County, Texas

0.50 Acres of Land, Lot 60 Addition: Declaration of Annexation for Eden Crossing Subdivision, 0.50 Acres of Land, executed on October 30, 2019, recorded in Volume 2121, Page 90, Official Public Records of Wilson County, Texas

0.37 Acres of Land, Lot 131A: Declaration of Annexation for Eden Crossing Subdivision, 0.37 Acres of Land, executed on April 16, 2018, recorded in Volume 2024, Page 691, Official Public Records of Wilson County, Texas

6. Association management or representative:

Homeowners Service Company
P.O. Box 780428
San Antonio, TX 78278
Telephone: (210) 492-7264
Email: Ger2302@att.net

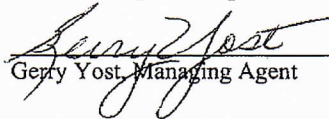
7. Website address:

edencrossingpoa.com

8. Property transfer fees:

Transfer fee: \$50.00
Resale fee: \$300.00

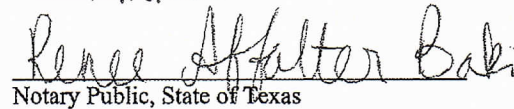
EDEN CROSSING PROPERTY OWNERS ASSOCIATION,
a Texas non-profit corporation


Gerry Yost, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

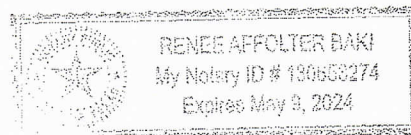
Before me, the undersigned notary public, on this day personally appeared Gerry Yost, Managing Agent of Eden Crossing Property Owners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

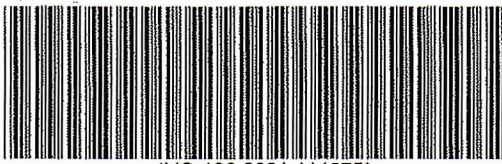
Given under my hand and seal of office the 18 day of November 2021.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Tom L. Newton, Jr.
Allen, Stein & Durbin, P.C.
PO Box 101507
San Antonio, TX 78201
6192 001/2186264tw





VG-186-2021-114675

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 114675

Real Property Recordings

Recorded On: December 01, 2021 10:14 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 114675
Receipt Number: 20211201000015
Recorded Date/Time: December 01, 2021 10:14 AM
User: Mary S
Station: cclerk02

Record and Return To:

ALLEN, STEIN & DURBIN
6243 IH 10 WEST, 7TH FLOOR
SAN ANTONIO TX 78201



STATE OF TEXAS
Wilson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Floresville, TX